141.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,300 / 973,300
					USE VALUE:	973,300 / 973,300
					ASSESSED:	973,300 / 973,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EVANS PHILLIP R
Owner 2:	SHIN CHELSEA Y
Owner 3:	
Street 1:	15 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHARLTON ANNE R -
Owner 2:	-
Street 1:	15 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .256 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 2472 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11156.000	445,000		528,300	973,300
Total Card	0.256	445,000		528,300	973,300
Total Parcel	0.256	445,000		528,300	973,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.73 /Parcel: 393.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90555

GIS Ref

GIS Ref

Insp Date 10/29/08

!10882!

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	445,000	0	11,156.	528,300	973,300		Year end	12/23/2021
2021	101	FV	432,300	0	11,156.	528,300	960,600		Year End Roll	12/10/2020
2020	101	FV	432,400	0	11,156.	528,300	960,700	960,700	Year End Roll	12/18/2019
2019	101	FV	327,800	0	11,156.	528,300	856,100	856,100	Year End Roll	1/3/2019
2018	101	FV	327,800	0	11,156.	467,900	795,700	795,700	Year End Roll	12/20/2017
2017	101	FV	327,800	0	11,156.	392,400	720,200	720,200	Year End Roll	1/3/2017
2016	101	FV	327,800	0	11,156.	392,400	720,200	720,200	Year End	1/4/2016
2015	101	FV	310,500	0	11,156.	339,600	650,100	650,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:31:47

LAST REV

Date	Time
06/03/21	09:03:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHARLTON ANNE R	77714-146	1	5/7/2021		1,221,800	No	No		
CASEY BRIAN F/E	23268-363		6/4/1993		259,600	No	No		Y

USER DEFINED

Prior Id # 1:	90555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2009	400	Redo Kit	5,000					
1/25/2001	47	Add Bath	8,000	C				
8/8/2000	627	Alterati	10,500	C				RENOVATE CARR/HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2008	Meas/Inspect	355	PATRIOT
4/7/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11156		Sq. Ft.	Site		0	70.	0.68	8									528,277						528,300	

Total AC/HA:	0.25611	Total SF/SM:	11156	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	528,277	Spl Credit		Total:	528,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16070032
Const Adj.:	0.98990101
Adj $ / SQ:	155.112
Other Features:	112000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	546651
Depreciation:	101677
Depreciated Total:	444974

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

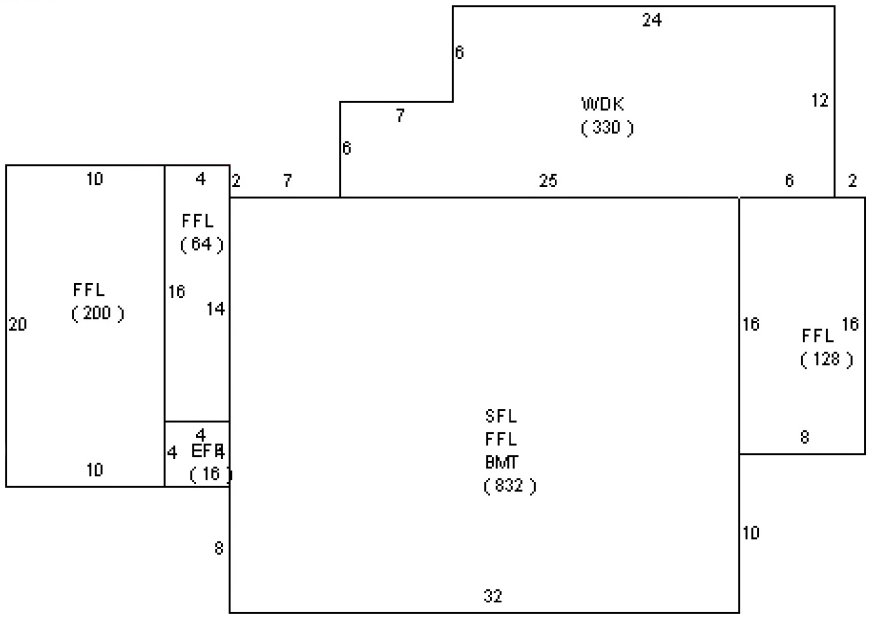
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.62
Special Features:	0	Val/Su Net:	137.60
Final Total:	445000	Val/Su SzAd	216.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	155.110	189,857
BMT	Basement	832	74.450	61,946
SFL	Second Floor	832	155.110	129,053
WDK	Deck	330	8.940	2,950
EFP	Enclos Porch	16	71.870	1,150

Net Sketched Area:	3,234			Total:	384,956
Size Ad	2056	Gross Area	3234	FinArea	2472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

141.0-0002-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	